

MEDFORD URBAN RENEWAL AGENCY ADVISORY COMMITTEE MINUTES



MEDFORD
URBAN RENEWAL

October 13, 2021
5:00 – 6:30 P.M.
Virtual Meeting

Due to the extreme number of COVID-19 cases in Jackson County, the public may only view this meeting live through our website. To watch a recording or view this meeting live, click [HERE](#).

10. Roll Call at 5:04 P.M.

Committee members and staff present: Bill Boehning, Marie Cabler, Barbara Laskin, Ej McManus, Bob Shand, Councilor Eric Stark, Medford Urban Renewal Agency Executive Director Harry Weiss, Medford Urban Renewal Agency Administrative Support Technician David Hernandez.

20. Approval or Correction of the Minutes of September 8, 2021

The minutes of September 8, 2021 are approved as submitted.

The Committee's request for potential correction of the July 7th, 2021 MURA AC minutes is still pending review and will be addressed at the next meeting.

30. Oral Requests and Communications from the Audience

None received. Due to the extreme number of COVID-19 cases in Jackson County, no in-person public comments were heard during this meeting.

40. Continued Committee Business

None.

50. Agenda Items

50.1 Sprinkler Grant Application: 518 N Riverside Avenue

Fortify Holdings, LLC has acquired four motel properties in Medford with plans to convert them into 300+ units of permanent housing. The 518 N. Riverside Avenue property previously known as "America's Best Value Inn" is the first project of the four properties to undergo renovation and will be converted from a R1 motel into a R2 transient permanent housing building. Mr. Weiss mentioned that this property had been problematic with criminal activity due to lack of onsite management and was once considered as a candidate of acquisition for redevelopment from MURA.

Committee Member Marie Cabler expressed excitement about adding more studio apartments in the city of Medford.

Committee Member Barbara Laskin asked if this grant would interfere with the motel conversion project by Rogue Retreat. Mr. Weiss stated that Rogue Retreat has received a \$2.5 Million grant from the State to pursue the development of permanent affordable housing at the former Redwood Inn which poses no conflict with the proposed projects that The Fortify Holdings, LLC has acquired. Councilor Eric Stark pointed out that the Redwood Inn Project is a development partnership between Rogue Retreat, MURA, and the City of Medford.

Committee Member Ej McManus requested clarification regarding grantee eligibility. Mr. Weiss explained that grants are awarded to individual rehabilitation projects and Fortify is eligible to apply for a separate sprinkler grant for the conversion of the Inn at the Commons to apartments.

Mr. Stark asked if the Inn at the Commons was currently being occupied by tenants. Mr. Weiss said the property is currently occupied and is also providing interim housing for people displaced by the fires.

Committee member Marie Cabler moved to recommend the approval of the sprinkler grant for 518 N. Riverside Avenue. Committee member Bob Shand seconded. The Committee passed the motion by unanimous consent.

50.2 Central Avenue Corridor Improvements
Bus Stop Design

Mr. Weiss presented the committee with 3 designs of potential bus stop configuration concepts in front of the property of 727 Central Avenue. Each design entails having the bike lane divert onto the sidewalk and around an island that would serve as a bus stop platform. The bus stop platform island will allow bus drivers to stay in the lane of travel while boarding pedestrians on and off the bus. Rogue Valley Transportation District (RVTD) prefers their bus drivers stop in the travel lane to avoid the difficulty of reentering & merging with traffic which can cause delays to their schedule.

50.3 MURA Capital Funding Allocation Tracker

Mr. Weiss presented the committee with the latest iteration of the MURA Capital funding allocation tracker spreadsheet. The tracker summarizes the total capital resources available to the board for allocation to MURA projects. Projects are tracked by location (Liberty Park vs. Downtown) and by primary purpose such as housing, economic development and public improvements. The Board and Advisory Committee plan to review this spreadsheet on a quarterly basis to track where resources are being allocated.

Mrs. Cabler asked why ARPA (American Rescue Plan Act) funds were being used for the sidewalk infill project in Liberty Park. Mr. Weiss explained that Representative Wallan allocated \$250,000 to Liberty Park sidewalks out of a \$1,000,000 pool of ARPA funds under her discretion.

Mr. Shand asked if the \$250,000 allocated from the ARPA funds would reduce any of the \$1.2 Million funding MURA has budgeted for the Liberty Park sidewalk infill. Mr. Weiss said that will depend on the final total cost of sidewalk installation. Initially the ARPA funds will be combined with \$950,000 of MURA funds for the projected total of \$1.2 million. Costs in excess of \$1.2 million will be borne by MURA.

Mr. Shand asked why MURA is accepting bids to work on the sidewalk installation project. Mr. Weiss explained that Public Works is serving as project manager and they are procuring the work through independent contractors.

Mr. Shand mentioned he would like to see a half-court basketball court and more open park space in the Liberty Park District. Mr. Stark and Mrs. Cabler agreed that the Salvation Army property would be an ideal location for open space in Liberty Park, but no plans have been made to utilize the site.

Mr. Weiss mentioned that there is potential to create outdoor public amenities at the site of the anticipated housing complex on Central Avenue. However, that would be subject to negotiations with the future developer.

60. Committee Reports

None.

70. Committee Member Remarks

None.

80. Staff Reports

Cailin Notch has left the Committee and Mr. Weiss would appreciate emails from committee members with any ideas or recommendations of who we can approach to replace her position.

Mr. Weiss was excited to announce that as of October 13, 2021, Kin Parduchi has been hired as a new Project Manager for MURA. Mr. Parduchi is a 20 year veteran with the Public Works department with enormous experience having personal engagement with property owners and will now work on MURA projects going forward.

**Medford Urban Renewal Agency Advisory Committee
Meeting Minutes for October 13, 2021**

Mr. Weiss stated that RFQ submissions are expected to be received by October 22, 2021 and Mr. Stark will have the responsibility of appointing a scoring committee to score the submissions. The goal is to present the scores at the Advisory Committee meeting on

November 10, 2021 and then present them to the BOARD at their November 18, 2021 meeting.

Mrs. Cabler stated she is interested in serving on the Scoring Committee.

90. Adjournment

There being no further business, the meeting was adjourned at 6:08 p.m.

David M. Hernandez

Administrative Support Technician / Medford Urban Renewal Agency